

**CITY OF LA VERNE**  
**INITIAL STUDY**  
**FOR**  
**HIPWELL RESIDENCE**  
**(Case No. 106-06 PPR)**

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City of La Verne  
Community Development Department  
3660 "D" Street  
La Verne, California 91750-3599  
(909) 596-8706  
Attention: Alex Ramirez, Principal Planner

February 19, 2007

**ATTACHMENT B**

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# CITY OF LA VERNE

## ENVIRONMENTAL CHECKLIST FORM

### EXECUTIVE SUMMARY:

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This Initial Study assesses the potential environmental impacts of construction of a single family residence and bridge across a naturally occurring creek. A single family residence is typically considered exempt from the development related impacts that trigger an environmental review pursuant to CEQA. The applicable CEQA sections that exempt a single family residence include: (1) Section 15268, which exempts ministerial projects that are permitted absent any discretionary provision contained in the local ordinance or other law establishing the requirements for the permit, license, or other entitlement for use; and Section 15303 Class 3, which exempts construction and location of limited numbers of new, small facilities or structures including one single-family residence, or a second dwelling unit in a residential zone. These exemptions mean that development related impacts from the project construction and operation, including those associated with air quality, traffic, noise, public services and utilities, are not expected to be significant.

This Initial Study is triggered by the project's proposed bridge across the natural occurring creek that may be considered jurisdictional water, as defined by Section 404 of the U.S. Clean Water Act and Section 1601-1603 of the California Fish and Game Code. This Initial Study finds with the imposition of mitigation measures related to biological resources and cultural resources, delineated herein, all potentially significant impacts associated with the project would be reduced to less than significant levels. Consequently, a Mitigated Negative Declaration will be prepared for the project.

### PURPOSE AND SCOPE

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This Initial Study serves as the environmental review of the proposed Project, as required pursuant to the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The proposed project is the Hipwell Residence, a single family home and a vehicular access drive that includes a bridged segment across a creek.

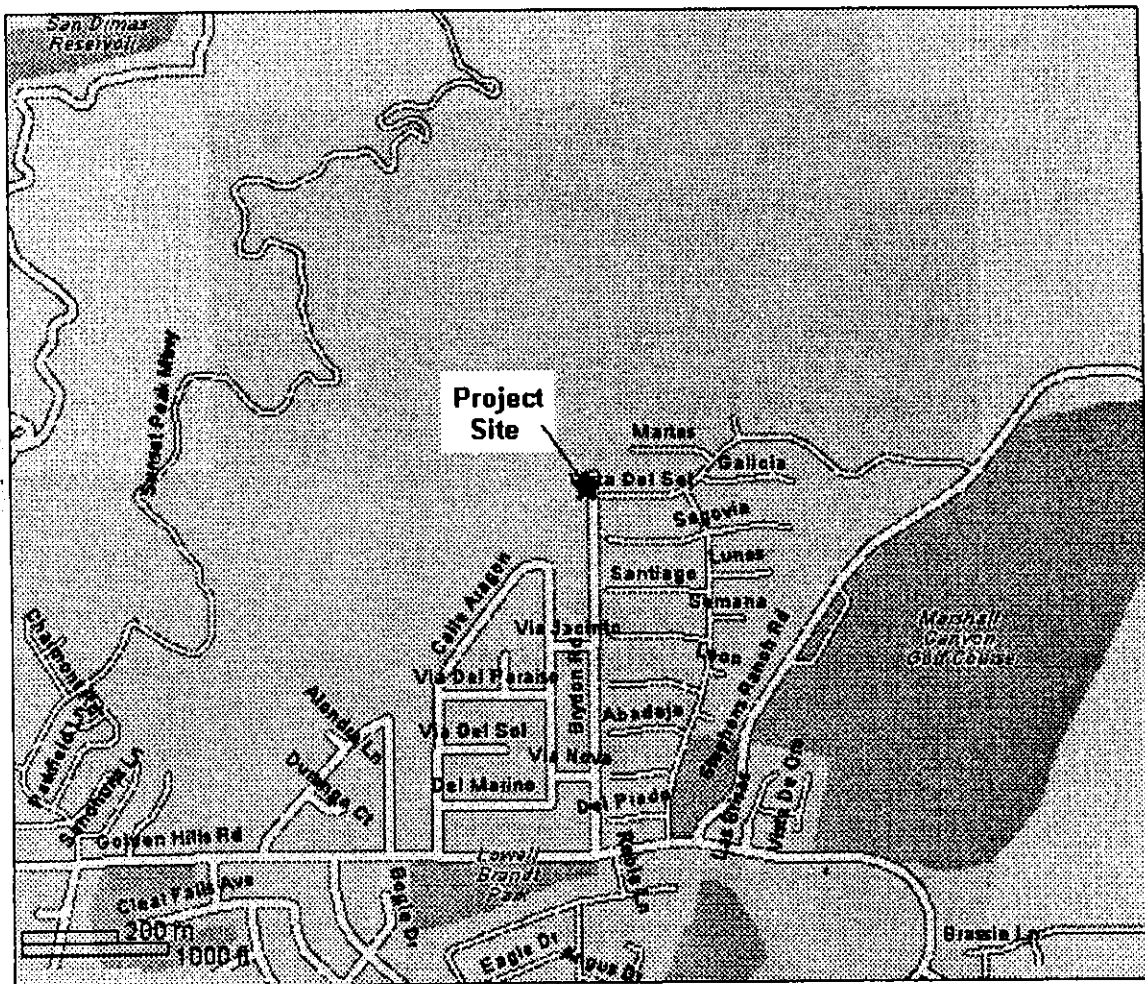
In accordance with Section 15378(a) of the Guidelines for Implementation of CEQA (CEQA Guidelines), the City of La Verne (City) is required to prepare an Initial Study to determine if the proposed Project may have a significant adverse effect on the environment. This Initial Study is intended to be an informational document providing the City of La Verne officials, other public agencies, and the general public with an objective assessment of the potential environmental impacts that could result from the implementation of the proposed project.

### PROJECT DESCRIPTION:

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1. Project title: **Hipwell Residence (Case No. 106-06 PPR)**
2. Lead agency name and address: **City of La Verne, 3660 "D" Street, La Verne, California 91750-3599.**
3. Contact person and phone number: **Alex Ramirez, City of La Verne Community Development Department, (909) 596-8706.**
4. Project location: **7501 Brydon Road, La Verne, California. (See Exhibit I, Project Location Map, below.)**

5. Project sponsor's name and address: **Greg Hipwell, P.O. Box 7367, La Verne, CA 91750.**
6. General Plan Designation: **Hillside Residential (0-2 units per acre).**
7. Zoning Designation: **PRI/5D.**
8. Assessor Parcel Number: **8678-015-016.**



**Exhibit 1: Project Location Map**

9. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)

**The project consists of a proposed single family residence on a 6-acre linear property located near the terminus of Brydon Road within the City of La Verne. The residence would include a 5,750 square foot house, a 1,853 square foot lanai, a 572 square foot portico, and a 1,750 square foot garage and basement. Total square feet of the residence would be 9,925. (See Exhibit 2, Project**

**Residential Site Plan, below.) Each of the residential structures would be physically connected and located in the north-central portion of the site. The residence would be one-story, with a roof height of 25.6 feet and several tower elements, the highest of which would be approximately 35 feet.**

**The West Marshall Canyon Creek runs adjacent to the project site's eastern boundary, crossing the project site boundary at points north and south of the proposed residence. The creek crosses the project site just north of the existing terminus of Brydon Road. To provide vehicular access to the property, the applicant proposes to construct a 20-foot wide driveway that would loop around the residence then south across the creek to Brydon Road. (See Exhibit 3, Overall Project Site Plan, below.) Maximum slope of the driveway would be 12.72%. To cross the creek, the applicant proposes to extend the driveway across City of La Verne property, located immediately southwest of the project site, and construct a 17.42-foot wide bridge. The bridge would be a metal structure with a concrete paved deck, and safety railing on each side. It would be bolstered on each side of the creek with a wing wall and abutment. Maximum slope of the bridge would be 6.99%. (See Exhibit 4, Project Bridge Site Plan, below.)**

**To proceed with the development, the project will require a Precise Plan Review for the proposed residence and driveway/bridge access improvements; an access easement to cross the City of La Verne property with the proposed driveway/bridge; and a tree removal permit that would allow encroachment on ten Coast Live Oak trees, eight of which would be removed and two which would be preserved in place.**

**The project is proposed to be constructed in one phase, commencing in 2007, with completion approximately one year following project groundbreaking.**

**9. Existing land uses on the project site: (Briefly describe the project's existing features)**

**The project site is currently undeveloped. It is bounded by an unpaved road to the west and the West Marshall Canyon Creek to the east. According to the project Arborist Report<sup>1</sup>, there are 54 Coast Live Oak trees on the project site. Other native vegetation occurs on the site. (See Exhibit 5, Aerial of Project Site and Surrounding Areas, below.)**

**10. Surrounding land uses and setting: (Briefly describe the project's surroundings)**

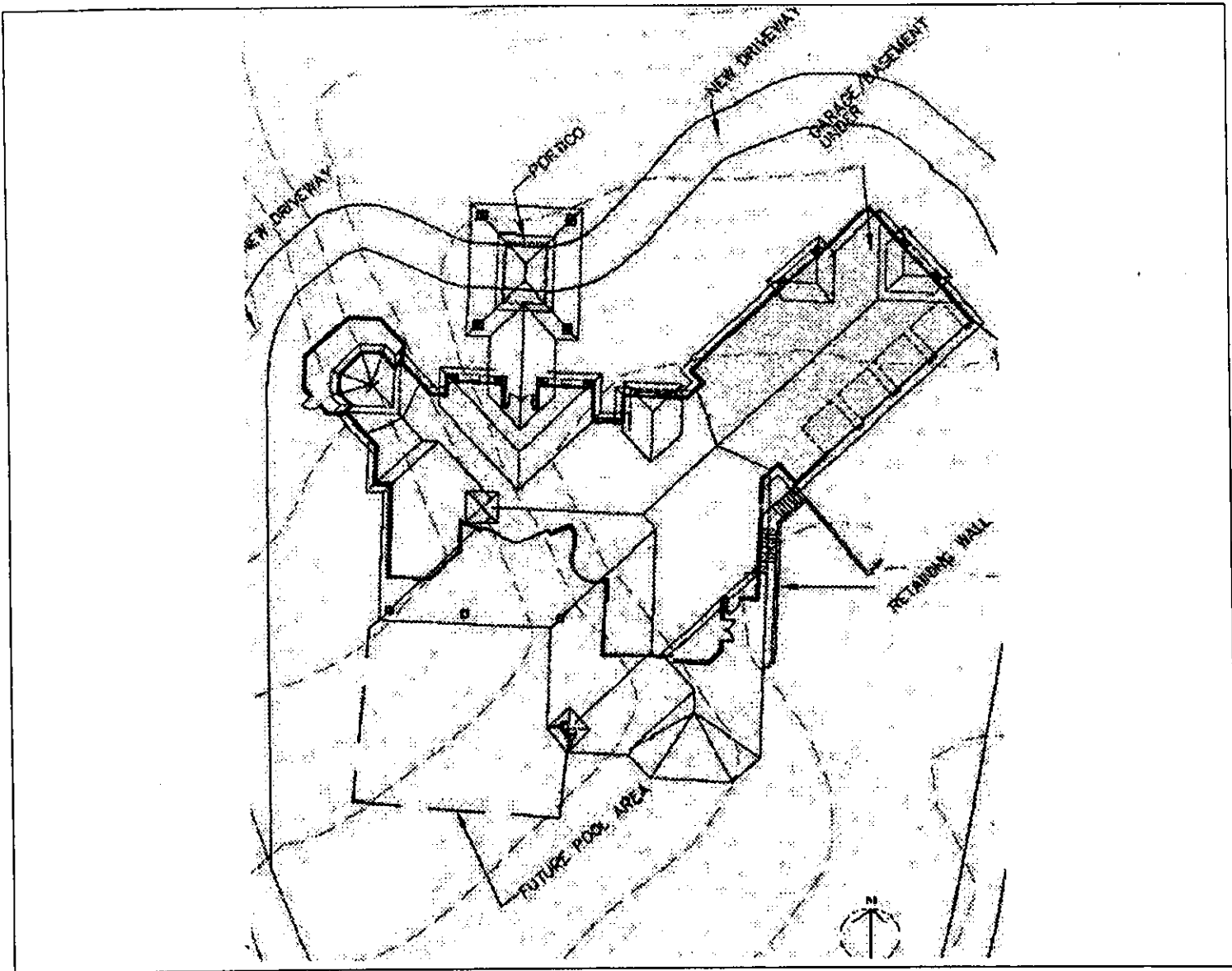
**Immediately north of the site is a water tank, which is a City owned facility and called the Dewenter Reservoir. Another water tank is located immediately west of the site. Both tanks are on City owned property, designated by the General Plan Land Use Element as open space sites. An existing City water line traverses the project site's western boundary. North and west of the site is natural open space, most of which is forested. East and south of the site are single family residential homes.**

**11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**

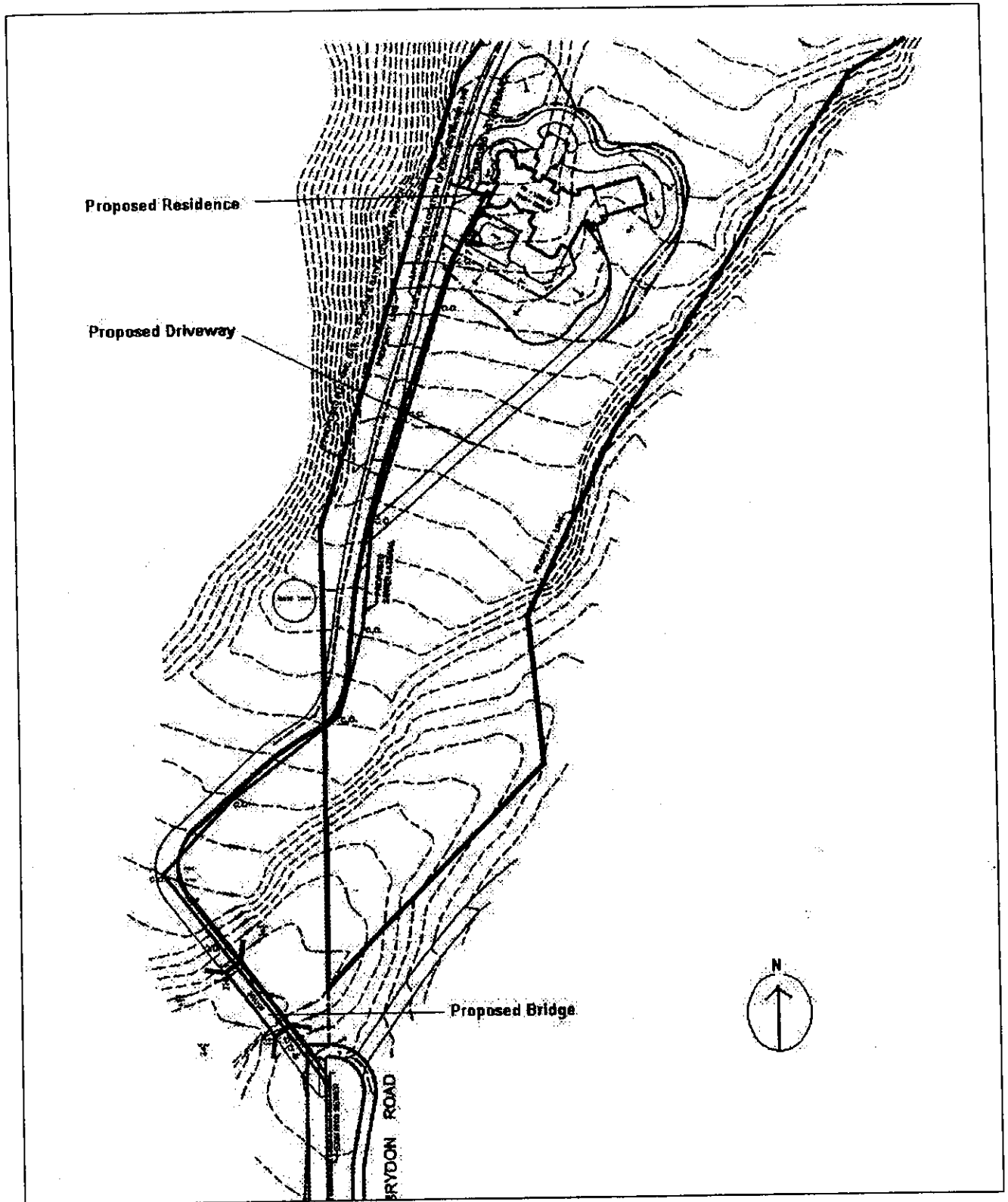
**The project may require permits for bridge construction over the West Marshall Canyon Creek pursuant to Section 404 of the U.S. Clean Water Act and Section 1601-1603 of the California Fish and Game Code.**

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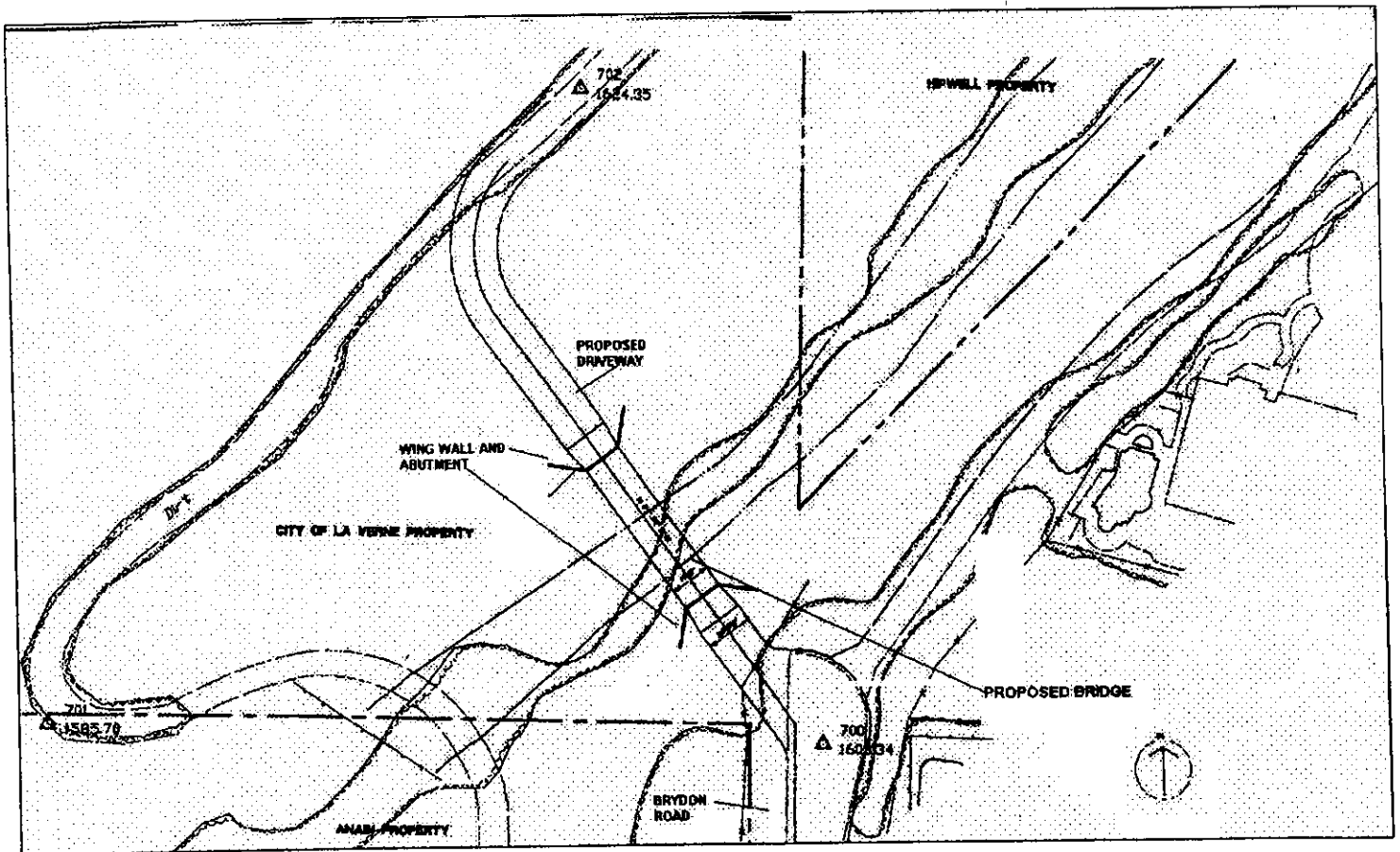
<sup>1</sup> *Arborist Report*, Jim Borer, Certified Arborist #496 (September 7, 2006), available at City of La Verne Community Development Department offices.



**Exhibit 2: Proposed Project Residential Site Plan**



**Exhibit 3: Overall Project Site Plan**



**Exhibit 4: Proposed Project Bridge Plan**





**Exhibit 5: Aerial of Existing Site and Surrounding Areas**

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                   | <input type="checkbox"/> Hazards & Hazard Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture Resources        | <input type="checkbox"/> Hydrology/Water Quality    | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Air Quality                  | <input type="checkbox"/> Land Use and Planning      | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Biological Resources         | <input type="checkbox"/> Mineral Resources          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources           | <input type="checkbox"/> Noise                      |   |
| <input type="checkbox"/> Geology/Soils (Liquefaction) | <input type="checkbox"/> Population/Housing         |   |
|   | <input type="checkbox"/> Public Services            |   |

## DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
x	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached pages have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:



Date:

2/19/07

Printed Name: Alex Ramirez

Title: Principal Planner

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

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An Environmental Checklist Form (Form) has been used to evaluate the potential environmental impacts associated with the proposed project. The Form has been prepared by the Resources Agency of California to assist local governmental agencies, such as the City of La Verne, in complying with the requirements of the Statutes and Guidelines for implementing the California Environmental Quality Act. In the Form, environmental effects are evaluated as follows:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in its response. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is "Potentially Significant", "Less Than Significant With Mitigation", or "Less Than Significant". "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from an "Earlier Analyses," as described in #5 below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
  - (a) The significance criteria or threshold, if any, used to evaluate each question.
  - (b) The mitigation measure identified, if any, to reduce the impact to less than significance.

# ENVIRONMENTAL IMPACTS:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<b>I. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				X
<p><i>I. a). No Impact.</i> The project site is located in an area that is largely undeveloped and wooded. The City Resource Management Chapter of the General Plan identifies scenic vistas in the vicinity of the project site, including from Golden Hills Road looking west toward San Dimas, and Brydon Road looking south into the valley. The project site is located north of these two designated scenic vistas. The project proposes to construct a single family residence with a density of 1 unit per 6 acres or 0.166 units per acre. This use and density is permitted under the site's current General Plan Land Use Chapter and Zoning Map designations. The project proposes to maintain 44 of the 54 Coast Live Oak trees. (Reference discussions under Items #I.b and # IV, below. ) As a single residence surrounded by native Coast Live Oak trees, the proposed project is not expected to be readily visible from points outside the property; and therefore is not expected to significantly impact the designated scenic vistas.</p>				
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X		
<p><i>I.b). Less than Significant with Mitigation.</i> The project proposes to maintain undisturbed 44 of the 54 Coast Live Oak trees that occur on the site. Two of the trees will be encroached upon by the proposed development but preserved in place, and eight would be removed to accommodate development of the proposed access bridge. These trees are protected under City of La Verne Ordinance 18.78. Potential impacts to these trees are discussed under Biological Resources, Item # IV, below. Mitigation Measures BIO-4 through BIO-7 are recommended for inclusion into the project to protect existing oak trees and ensure those removed are properly replaced according to the City ordinance. No other scenic resources such as rock outcroppings or historic buildings with a state scenic highway exist on site. With inclusion of Mitigation Measures BIO-4 through BIO-7, project impacts to scenic resources are expected to be reduced to less than significant levels.</p>				
c) Substantially degrade the existing visual character and quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><i>I. c),d). No Impact.</i> The City Zoning Code contains provisions that regulate building materials and exterior lighting. The project proposes to comply with these regulations, which are intended to enhance the visual character and quality of La Verne. Consequently, the project is not expected to substantially degrade the existing visual character and quality of the site and its surroundings, or create a new source of substantial light or glare which would adversely affect view in the area.</p>				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<b>II. AGRICULTURAL RESOURCES. Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
<p>II. a), b), c). <i>No Impact.</i> The site is currently undeveloped. The site is not identified as a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland"), and does not contain any Williamson Act contracts. Therefore, there is no identified potential for the project to impact agricultural resources.</p>				
<b>III. AIR QUALITY. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions with exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<p>III. a), b, c), d), e). <i>No Impact.</i> The South Coast Air Quality Management District (SCAQMD) has jurisdiction over the South Coast Air Basin in which the project site is located. The Air Quality Management Plan (AQMP) is SCAQMD's ongoing program for meeting federal and state air quality standards within the South Coast Air Basin. Despite consistent improvements in pollution levels in the South Coast Air Basin over the past 30 years, levels of reactive organic compounds (ROC) nitrogen oxides (NO<sub>x</sub>), carbon monoxide (CO), particulate matter (PM<sub>10</sub>) and sulfur oxides (SO<sub>x</sub>) in the Basin continue to exceed state and federal standards established to protect public health.</p> <p>As discussed in the Executive Summary section of this Initial Study, as a single family residence, development related impacts from the project construction and operation, including those associated with air quality, are not expected to be significant. Consequently, the project is not expected to exceed thresholds of significance established by SCAQMD, either individually or cumulatively. Similarly, the project is not expected to expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting substantial numbers of people are expected to occur.</p>				
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means?		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservancy Conservation Plan, or other approved local, regional, or state habitat conservation plan?		X		

IV. a), b), c), d), e), f). *No Impact*. A Biological Assessment and Arborist Report<sup>2</sup> were conducted on behalf of the project, and subsequently reviewed and accepted by City staff. These reports are the basis for this analysis of biological resources. The project site is in an area intermixed chaparral and oak woodlands, coastal sage scrub and riparian corridors. The West Marshall Canyon Creek that runs through the site is characterized as oak woodland; however, it is highly degraded. The creek receives waters at the most northern section of the property from the canyons and travels downstream in a southwesterly direction until it empties into the Sierra La Verne County Club, which is located approximately one mile southwest of the site. The proposed development is not expected to impact this creek. However, because it is a blue line stream (i.e., a stream that flows for most or all of the year), it is under the jurisdiction of the California Department of Fish and Game, and a subsequent jurisdictional delineation will be required. The delineation report will determine the presence of any wetlands or waters of the United States as defined by Section 404 of the U.S. Clean Water Act and Section 1601-1603 of the California Fish and Game Code. The site also contains a temporal channel that receives water from a culvert at the Dewenter Reservoir immediately north of the site. This channel drains entirely into the Hipwell property and is not considered jurisdictional water. The vegetation on the site supports migratory birds and a variety of mammals, such as mule deers, woodrats, rabbits and raccoons. Reptiles also occur on the site, including gopher snake, rattlesnake, fence lizard and silvery legless lizard. No plant or wildlife species with special regulatory status are currently expected to occur within or adjacent to the project site.

<sup>2</sup> *Biological Assessment for Hipwell Property*, Jones & Stokes (July 20, 2006); *Arborist Report*, Jim Borer, Certified Arborist #496 (September 7, 2006); both available at City of La Verne Community Development Department offices.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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City of La Verne Ordinance 18.78 identifies significant and heritage trees and establishes policies for their protection. There are 54 native Coast Live Oak trees on the site which are protected by the City ordinance. Many of the oak trees have been scarred and damaged as a result of a 2003 wildfire incident that swept through the area. Although these trees are refoliating, the fire damage to the trees could lead to ultimate failure of large branches and possibly trunks. Of the existing trees, the project proposes to remove eight of these trees, and to encroach on two others. The City ordinance specifies procedures for mitigating removal of the oak trees, as well as for protecting and maintaining the trees to be retained. Removal of mature trees or construction activities adjacent to mature trees or vegetation could disrupt nesting birds. The federal Migratory Bird Treaty Act (MESTA) prohibits removal or disruption of an active nest.

To mitigate potential project impacts to jurisdictional waters, migratory birds and oak trees, the following mitigation measures are recommended for inclusion to the project:

Mitigation Measures:

BIO-1: Prior to issuance of any clearing, grubbing, demolition or grading permit on the project site, the applicant shall demonstrate to the satisfaction of the City of La Verne that it has completed a delineation report for the West Marshall Canyon Creek, pursuant to Section 404 of the U.S. Clean Water Act and Section 1601-1603 of the California Fish and Game Code. Should the delineation report find that any permits or subsequent actions be required, these requirements shall be satisfied as determined by the City Community Development Director and applicable regulatory agency.

BIO-2: During project construction, the applicant shall adhere to the following measures to minimize potential impacts to West Marshall Canyon Creek:

- a. Raw cement/concrete, or washings thereof; asphalt; paint or other coating material; oil or other petroleum products; or any other substances that could be hazardous to aquatic life, resulting from project-related activities, should be prevented from contaminating the soil.
- b. All personnel working within the project area should follow litter and pollution laws.
- c. When operations are complete, any excess materials or debris should be removed from the work area. No rubbish should be deposited within 150 feet of the high-water mark of any stream.
- d. Equipment and maintenance and repair items should be placed in already disturbed areas that will not affect the biological diversity of the area.

BIO-3: Construction activities should not occur near adjacent trees or vegetation from February 15 to September 15 to avoid impacts to nesting birds. However, if construction activities must be performed during this period, a preconstruction survey shall be conducted by a qualified ornithologist, approved by the City Community Development Director, not more than 2 days prior to the initiation of project activities. During this survey, the ornithologist shall inspect all shrubs, trees and other potential nest sites within the limits of grading and the area within 250 feet of the limits of grading. If an active nest is found within the limits of construction activities, a qualified ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors, variable for other species) to establish around the nest. The construction crew will be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist.



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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BIO-4: To avoid disruption of all existing oak trees to be retained, barrier fencing shall be erected at the outer edge of the oak's dripline prior to any grading on the project site. The fencing shall be inspected and approved by a City approved arborist prior to grading. Where recommended by the arborist, root collars of all oaks are to be at finish grade or slightly above; debris and vegetation removal adjacent to trees is to be done using hand equipment only; the arborist will be present during construction activities that are within the driplines of the oaks; the arborist should be notified a minimum of 48 hours prior to any work within the driplines of oaks; all areas within the oaks driplines except the areas within two feet of the oak's trunk should have a 3" to 4" layer of coarse wood chip mulch (green mulch); oaks will be irrigated by deep watering once a month (to be supervised by the arborist); grading shall not be allowed beneath their canopies.

BIO-5: To avoid disruption of the existing oak trees proposed for encroachment and conservation, the trees' nearest limits of encroachment shall be surveyed by a City approved arborist prior to grading. Barrier fencing shall be erected immediately inside of the surveyed limits of encroachment, pursuant to inspection and approval of the arborist. Any limbs whose vertical profiles are targets for encroachment shall have interfering limbs removed prior to any grading or construction operations. Any encroachment into the conserved trees root zones shall be preceded by a hand dug trench at the encroachment's limit to isolate the affected roots and to prevent the inadvertent damage that could occur from grading activities.

BIO-6: Should the removal of an oak tree be found necessary to accommodate project development, an oak tree mitigation plan shall be prepared and implemented to ensure successful tree replacement, and shall include the following provisions:

- a. Restoration Specialist: The restoration specialist shall be retained by the applicant and approved by the City Community Development Director. The restoration specialist shall have demonstrated experience in the successful oak tree replacement in southern California.
- b. Site Selection: The restoration specialist shall select a revegetation site within project boundaries, in areas designated on the project site as open space. The site shall be located in non-native habitat to ensure that no native habitat is removed. In addition, the site shall not be located within 100 feet of existing or proposed residential lots or other areas landscaped with non-native vegetation to minimize the potential for encroachment of non-native understory plants and the potential for over-watering. To ensure that the restoration site is not later subject to fuel modification actions, a map of the proposed restoration shall be submitted to the Fire Marshall for approval as part of the site selection process.
- c. Selection of Plant Palettes: The plant palette shall include coastal live oaks as well as understory and early-successional species appropriate for an oak tree replacement area.
- d. Quantities, Container Sizes, Planting Patterns, Origins: Seed quantities, plant container sizes, and planting patterns shall be specified, as appropriate. To the extent feasible, plants and seeds used in the restoration plans shall be collected from the project site or within a five-mile vicinity of the project site.
- e. Timing: Seeding and planting should take place after the onset of the rainy season and prior to March 31. Seeding and planting of oak habitats outside of this window generally stands a high probability of failure.
- f. Mycorrhizal Fungi: In order to improve the ability of the planted material to compete with non-native forbs and grasses, mycorrhizal inoculum shall be specified for all container plants known to benefit from this symbiotic association.
- g. Site Preparation: This will specify soil requirements (e.g., soil type, compaction, etc.) and weed control prior to planting (if needed).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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**BIO-6: (continued):**

- h. Seeding and Planting Techniques: This will include specifications for hand seeding, hydroseeding, etc., and planting methods.
- i. Irrigation: The oak tree replacement site shall be irrigated through at least the first year following planting (e.g., twice each month in the absence of natural precipitation). It is anticipated that drip irrigation shall be utilized. After the first year, further irrigation would occur according to the recommendations of the site monitor.
- j. Maintenance: Maintenance of all plantings will be the applicant's responsibility, and shall include any activities required to meet the performance standards set for the restoration program. A minimum of five years of maintenance shall be required unless the plan's long-term performance standards are satisfied in less than five years.
- k. Monitoring: This will include specifications for monitoring the oak tree replacement site for a minimum of five years, or until all of the project's long term performance standards are met. The site monitor shall be a biologist, native landscape horticulturist or other professional qualified to 1) assess the performance of the planting effort, 2) recommend corrective measures, if needed, and 3) document wildlife use of planting areas over time. The site monitor shall be selected by the Project applicant and approved by the City.
- l. Performance Standards: Short-term (e.g., 90 and 180 days) and long-term (e.g., three-year and five-year) performance standards shall be set for the restoration plan, consistent with the goal of establishing self-supporting oak trees that provide high quality habitat for native plant and wildlife species. The plan shall specify appropriate corrective actions to be taken if the site monitor determines that any restoration area is not meeting the performance standards set for the plan. If performance standards cannot be achieved due to adverse soil or other unmanageable site conditions, an alternative or auxiliary mitigation plan may be submitted to the City.
- m. Documentation: The monitoring results shall be reported at least annually to the City.

**BIO-7:** A deed restriction shall be placed on the project property to ensure that the existing oak trees are maintained in compliance with the City of La Verne Tree Preservation Ordinance, in perpetuity. These provisions shall, at a minimum, establish methods for tree irrigation, maintenance and monitoring. Monitoring shall be conducted by an oak tree specialist, approved by the City Community Development Director, for a minimum of five years and shall be reported at least annually to the City.

With inclusion of Mitigation Measures BIO-1 through BIO-7, project impacts relative to the above listed biological resources are expected to be reduced to less than significant levels.

<b>V. CULTURAL AND RESOURCES.</b> <b>Would the project:</b>				
a) Cause a substantial adverse change in the significant of a historical resource as defined in §15064.5?				X
V. a). <i>No Impact.</i> The project site is undeveloped, containing no buildings or structures. Consequently, the project site does not contain a potentially significant historical resource, and could pose no impact relative to this above listed cultural resource topic.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains including those interred outside of formal cemeteries?				X

V. b), c), d). *Less Than Significant With Mitigation Incorporation*. No significant archaeological or paleontological resources or human remains have been recorded in or adjacent to the project site. However, because the site has not previously been developed and contains natural water courses which may carry buried materials in the sediment below their beds, there is reasonable probability that archaeological or paleontological resources or human remains could be found on the site. Consequently, Mitigation Measures CUL-1 and CUL-2, below, are added to the project:

#### Mitigation Measures

**CUL-1:** A qualified archaeological/paleontological monitor shall be present to salvage cultural (archaeological/paleontological) resources if any resources are found during earthmoving activities. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation and reporting to the Archeological Information Center at the University of California, Los Angeles (UCLA). This requirement may be waived if the curator of the Archeological Information Center at UCLA, or other regionally recognized authority, states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.

**CUL-2:** If human remains are encountered during earth removal or disturbance, all activity within the area of the find shall cease immediately and the County Coroner shall be contacted, pursuant to *Public Resources Code* Section 5097.98. No further disturbance shall occur within the area of the find until the County Coroner has determined origin and disposition. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the descendent may inspect the site of the discovery. The descendent shall complete the inspection within 24 hours of notification by the NAHC. Reasonable recommendations of the MLD regarding scientific removal and nondestructive analysis of human remains and items associated with Native American burials shall be observed.

With the inclusion of Mitigation Measures CUL-1 and CUL-2, potential adverse impacts from the proposed project relative to archaeological or paleontological resources or human remains are expected to be reduced to levels less than significant.

<b>VI. GEOLOGY AND SOILS. Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
VI. a),b),c),d). No Impact. A preliminary geotechnical investigation <sup>3</sup> was prepared for the project on behalf of the applicant, and subsequently reviewed and accepted by the City Engineer. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Groundwater is expected to be from 51.5 feet to 200 feet below surface. No other conditions that indicate unstable earth conditions or changes in geological substructures, including susceptibility to landslides, have been identified. The conceptual grading plan for the project proposes 2,210 cubic yards of cut and 3,635 cubic yards of fill. As part of the City's standard review and approval of development projects, the project would be required to provide a geotechnical study for review and approval by the City Engineer, and to comply with the requirements of the approved geotechnical report and Uniform Building Code (UBC) or California Building Code (CBC), as appropriate. Compliance with these measures is expected to ensure that the project would not result in potentially significant adverse impacts relative to the above listed geology and soils topics.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

<sup>3</sup> Preliminary Geotechnical Investigation for the Proposed Hipwell Residence and Bridge, LGC Inland, Inc. (October 6, 2006); available at City Community Development Department offices.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
VI. e). <i>No Impact</i> . No septic facilities are associated with the project. Therefore, soils capacity to support the use of septic tanks or alternative wastewater disposal systems is not relevant to the project.				
<b>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
VII. a), b), c), d). <i>No Impact</i> . The project site is undeveloped. No records of previous development or dumping on the site have been identified by Community Development Department staff. The project is a residential development and is not expected to involve hazardous materials. Consequently, no potential adverse impacts from the proposed project are expected to occur relative to the above listed hazards or hazardous material topics.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the Project Area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Project Area?				X
VII. e), f). <i>No Impact</i> . The project site is not located within the vicinity of an airport to private air strip. Therefore, the potential for impacts due to safety hazards associated with air traffic is not relevant to the project.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
VII. g). <i>No Impact</i> . Vehicular access to the site will be from Brydon Road. The project will be conditioned to be developed in accordance with City Police and Fire Department emergency access requirements. The project is not expected to impair implementation or physically interfere with an adopted emergency response or evacuation plan.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
VII. h). <i>Less Than Significant</i> . The project area designated by the City Fire Department as a high hazard fire zone and is located within the City Hillside Development Overlay Zone (HDOZ), which contains standards that address the fire hazards posed by locating residential development in the City's hillsides. All development in the hillside areas is subject to the review and approval of the Fire Chief for compliance with the standards set in the HDOZ. The project will be conditioned to comply with all applicable HDOZ requirements to minimize fire hazards. This condition is expected to reduce risk of wildland fires to less than significant levels. No additional mitigation is required.				
<b>VIII. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				X
VIII. a) b), c), d), e). <i>No Impact.</i> Hydrological resources within the vicinity of the project site. These include the San Dimas Reservoir to the west, Marshall Creek and the West Marshall Canyon to the east. The West Marshall Creek has a width from 10 to 20 feet and the bank heights range from 2 to 55 feet. The project proposes to collect storm drainage and carry it southwesterly to the existing storm drain system in Brydon Road. The project will be conditioned to comply with applicable NPDES (National Pollution Discharge Elimination System) requirements to ensure that water quality is maintained to federal, state and local standards. The project site is not within an area of high groundwater and is not expected to impact existing groundwater. Therefore, there is no identified potential for the project to result in adverse impacts to the above listed hydrology and water quality topics.				
f) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
h) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
VIII. c), d), e), f), g), h). <i>No Impact.</i> According to the project preliminary geotechnical investigation and applicable City documents, the site is not within a 100-year flood hazard area or an area susceptible to flooding. Therefore, there is no identified potential for the project to cause adverse impacts relative to flooding.				
i) Inundation by seiche or mudflow?				X
VIII. i). <i>No Impact.</i> The project site is an inland property, not adjacent to an ocean or river. The project site is not within an identified fault rupture zone. Therefore, potential impacts related to seiche or mudflow are not relevant to the project.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><i>IX. a), b), c). No Impact.</i> The project proposes to construct a single family residence with a density of 1 unit per 6 acres or 0.166 units per acre. This use and density is permitted under the site's current General Plan Land Use Chapter and Zoning Map designations. From a land use perspective, the proposed project is consistent with surrounding development, which consists of natural woodland and single family residential uses. No impacts relative to division of an established community are expected. Subject to the City review and approval of the requested land use applications, the project would comply with existing land use policies. The project site is not located within an adopted habitat conservation plan area. Consequently, no adverse impacts relative to the above listed land use and planning topics are expected to occur because of the project.</p>				
<b>X. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><i>X. a), b). No Impact.</i> The project site is undeveloped. According to available City Community Development Department information, there are no identified mineral resources on or proximate to the project site. Therefore, potential impacts on the environment due to a loss of availability of known regionally or locally important mineral resources are not relevant to the project.</p>				
<b>XI. NOISE. Would the project:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan		X		



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
<p><b>XI. a), b), c), d). No Impact.</b> Single-family uses in single-family zones do not generate noise levels in excess of the standards in the General Plan or in the City's noise ordinance. Noise will be generated during construction but it will be temporary. City construction regulations and practices require that construction and related activities shall take place between 7 a.m. and 8 p.m., Mondays through Saturdays, no construction on Sundays or national holidays, no early-hour pre-construction noise such as truck motors. These regulations also require that all construction equipment and vehicles be fitted with properly maintained mufflers, and mechanical equipment shielded so that the sound emitted does not exceed allowable noise levels at the property boundaries. These regulations are expected to ensure that project construction does not exceed acceptable levels. No potential project impacts relative to the above listed noise topics are expected to occur.</p>				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the Project Area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the Project Area to excessive noise levels?				X
<p><b>XI. e), f). No Impact.</b> The project site is not located within the vicinity of an airport to private air strip. Therefore, the potential for impacts due to noise associated with air traffic is not relevant to the project.</p>				
<b>XII. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

XII. a), b), c). *No Impact*. The project would provide one new residential unit in the City. As discussed under item #IX, this use and density is permitted under the site's current General Plan Land Use Chapter and Zoning Map designations. The site is currently undeveloped, containing no buildings or structures. It will not substantially induce population growth or displace substantial numbers of housing or people. No potential project impacts relative to the above listed population and housing topics are expected to occur.

**XIII. PUBLIC SERVICES.** Would the project: result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant Environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

XIII. a), b), c), d), e). *No Impact*. The project would provide one new residential unit, and is consistent with the site's current General Plan Land Use Chapter and Zoning Map designations. The City of La Verne will provide fire and police protection services; and the project would be required to pay applicable school and park fees. The project is not expected to result in a demand for public services that would exceed available capacity. Therefore, the project is not expected to result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

**XIV. RECREATION:**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<p>XIV. a), b). <i>No Impact</i>. As discussed under item XII, above, the proposed development is not expected to induce substantial population growth. The project will be required to pay applicable City park fees. The project is not expected to significantly impact City recreation facilities, and does not involve the recreational facilities other than a private residence pool and yard. Therefore, the project is not expected to cause a substantial physical deterioration of an existing recreation facility; nor is the project expected to require the construction or expansion of a recreation facility. No potential adverse impacts from the project relative to the above-listed recreation topics are identified.</p>				
<b>XV. TRANSPORTATION/ TRAFFIC. Would the project:</b>				
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p>XV. a),b),c),d),e),f),g). <i>No Impact</i>. As discussed in the Executive Summary section of this Initial Study, as a single family residence, development related impacts from the project construction and operation, including those associated with transportation and traffic, are not expected to be significant. Access to the project will be via a private drive designed and constructed pursuant to City standards. The project site is not located proximate to an airport. Consequently, the project is not expected to result in significant averse impacts relative to the above listed transportation/traffic topics.</p>				
<b>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project as projected demand in addition to the provider's existing commitments?				X
d) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
e) Have sufficient water supplies available to serve the project from existing entitlements and resources, or new or expanded entitlements needed?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state and local statutes and regulations related to solid waste?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
<p>XVI. a), b), c), d), e), f), g). <i>No Impact.</i> Sewer service for the project will be provided by the City of La Verne; wastewater treatment is provided by the Los Angeles County Sanitation District. The project proposes to construct a sewer lateral that will carry wastewater from the house to an existing sewer line on Brydon Road. Water service to the house would be available from existing City facilities located north and west of the site. The project will be conditioned to utilize water conservation in the site design, buildings and landscaping. The project would be conditioned to comply with applicable NPDES requirements to ensure that water quality is maintained to federal, state and local standards.</p> <p>The City of La Verne has an exclusive franchise agreement with USA Waste of California to pick up and haul off solid waste. The waste is hauled primarily to the Puente Hills Landfill in Whittier, which serves much of Los Angeles County. The Puente Hills Landfill has a remaining capacity of 38 million tons at an average rate of 12,000 tons per day. Disposal of solid waste in the County is governed by the Los Angeles County Solid Waste Disposal Siting Chapter. There are no new sites planned for the East San Gabriel Valley within the next 15 years. There is additional landfill capacity at other landfill sites in Orange and Los Angeles Counties, as well as the development by private companies of proposed waste-by-rail and waste transfer opportunities. The County also establishes policies for compliance with AB 939, the California Integrated Waste Management Act of 1989 that requires local jurisdictions to recycle up to 50% of their solid waste. The Puente Hills Landfill helps over 60 cities, including La Verne, to comply with the California Integrated Waste Management Act by offering several materials recovery and recycling programs.</p> <p>Development of the single family residence would be required to comply with applicable water and solid waste statutes and regulations. The project is not expected to result in a demand for public services that would exceed available capacity. Therefore, the project is not expected to result in substantial adverse impacts associated with the above listed utilities and service systems.</p>				
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory?				X
<p>XVII. A. <i>No Impact.</i> As discussed in item IV above, potential project impacts to biological resources are expected to be mitigated through measures BIO-1 through BIO-2. As discussed in item V above, no historical resources occur on-site. Potential impacts to archaeological or paleontological resources or human remains would be mitigated through measures CUL-1 through CUL-2. Therefore, the project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered threatened species, or eliminate important examples of the major periods of California history or prehistory.</p>				
B. Does the project have impacts that are individually limited, but cumulatively				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
considerable? (Are the incremental effects of the project considerable when viewed in connection with those of past projects, those of other current projects, and those of probable future projects)				
<p><b>XVII. B. No Impact.</b> The project is not expected to result in development related impacts from the project construction and operation, including those associated with air quality, traffic, noise, public services and utilities. Potential impacts relative to biological resources and cultural resources are mitigated through measures, as noted above. The Project will not result in significant project-level impacts. Consequently, the Project will not contribute to a significant, cumulative impact.</p>				
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X
<p><b>XVII. C. No Impact.</b> The project is not expected to result in development related impacts from the project construction and operation, including those associated with air quality, traffic, noise, public services and utilities. No potential impacts relative to hazards are identified. Consequently, project impacts relative to substantial adverse effects on human beings, either directly or indirectly, are not expected to occur.</p>				

## MITIGATION MONITORING PROGRAM

The following environmental mitigation measures shall be incorporated into the project development as conditions of approval. The project applicant shall secure a signed verification for the mitigation measures that indicates that the mitigation measures have been complied with and implemented, and fulfill the City environmental and other requirements (Public Resources Code Section 21081.6.) Final clearance shall require all applicable verifications as included in the following table. The City of La Verne Community Development Department has primary responsibility for monitoring and reporting the implementation of the mitigation measures. The mitigation measures are identified by impact category and numbered for ease of reference.

MITIGATION MONITORING PROGRAM				
Hipwell Residence (Case No. 106-06 PPR)				
MITIGATION MEASURE	TIMING	VERIFICATION OF COMPLIANCE		
		DEPARTMENT:	SIGNATURE:	DATE:
<b>BIOLOGICAL RESOURCES</b>				
BIO-1: Prior to issuance of any clearing, grubbing, demolition or grading permit on the project site, the applicant shall demonstrate to the satisfaction of the City of La Verne that it has completed a delineation report for the West Marshall Canyon Creek, pursuant to Section 404 of the U.S. Clean Water Act and Section 1601-1603 of the California Fish and Game Code. Should the delineation report find that any permits or subsequent actions be required, these requirements shall be satisfied as determined by the City Community Development Director and applicable regulatory agency.	Prior to issuance of any clearing, grubbing, demolition or grading permit on the project site	Community Development Department		
BIO-2: During project construction, the applicant shall adhere to the following measures to minimize potential impacts to West Marshall Canyon Creek: <ol style="list-style-type: none"> <li>Raw cement/concrete, or washings thereof; asphalt; paint or other coating material; oil or other petroleum products; or any other substances that could be hazardous to aquatic life, resulting from project-related activities, should be prevented from contaminating the soil.</li> <li>All personnel working within the project area should follow litter and pollution laws.</li> <li>When operations are complete, any excess materials or debris should be removed from the work area. No rubbish should be deposited within 150 feet of the high-water mark of any stream.</li> <li>Equipment and maintenance and repair items should be placed in already disturbed areas that will not affect the biological diversity of the area.</li> </ol>	During project construction	Community Development Department		

<p>BIO-3: Construction activities should not occur near adjacent trees or vegetation from February 15 to September 15 to avoid impacts to nesting birds. However, if construction activities must be performed during this period, a preconstruction survey shall be conducted by a qualified ornithologist, approved by the City Community Development Director, not more than 2 days prior to the initiation of project activities. During this survey, the ornithologist shall inspect all shrubs, trees and other potential nest sites within the limits of grading and the area within 250 feet of the limits of grading. If an active nest is found within the limits of construction activities, a qualified ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors, variable for other species) to establish around the nest. The construction crew will be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist.</p>	<p>Prior to issuance of any clearing, grubbing, demolition, grading or construction permit on the project site</p>	<p>Community Development Department</p>		
<p>BIO-4: To avoid disruption of all existing oak trees to be retained, barrier fencing shall be erected at the outer edge of the oak's dripline prior to any grading on the project site. The fencing shall be inspected and approved by a City approved arborist prior to grading. Where recommended by the arborist, root collars of all oaks are to be at finish grade or slightly above; debris and vegetation removal adjacent to trees is do be done using hand equipment only; the arborist will be present during construction activities that are within the driplines of the oaks; the arborist should be notified a minimum of 48 hours prior to any work within the driplines of oaks; all areas within the oaks driplines except the areas within two feet of the oak's trunk should have a 3" to 4" layer of coarse wood chip mulch (green mulch); oaks will be irrigated by deep watering once a month (to be supervised by the arborist); grading shall not be allowed beneath their canopies.</p>	<p>Prior to issuance of any clearing, grubbing, demolition, grading or construction permit on the project site</p>	<p>Community Development Department</p>		
<p>BIO-5: To avoid disruption of the existing oak trees proposed for encroachment and conservation, the trees' nearest limits of encroachment shall be surveyed by a City approved arborist prior to grading. Barrier fencing shall be erected immediately inside of the surveyed limits of encroachment, pursuant to inspection and approval of the arborist. Any limbs whose vertical profiles are targets for encroachment shall have interfering limbs removed prior to any grading or construction operations. Any encroachment into the conserved trees root zones shall be preceded by a hand dug trench at the encroachment's</p>	<p>Prior to issuance of any clearing, grubbing, demolition, grading or construction permit on the project site</p>	<p>Community Development Department</p>		



limit to isolate the affected roots and to prevent the inadvertent damage that could occur from grading activities.				
<p>BIO-6: Should the removal of an oak tree be found necessary to accommodate project development, an oak tree mitigation plan shall be prepared and implemented to ensure successful tree replacement, and shall include the following provisions:</p> <ol style="list-style-type: none"> <li><b>Restoration Specialist:</b> The restoration specialist shall be retained by the applicant and approved by the City Community Development Director. The restoration specialist shall have demonstrated experience in the successful oak tree replacement in southern California.</li> <li><b>Site Selection:</b> The restoration specialist shall select a revegetation site within project boundaries, in areas designated on the project site as open space. The site shall be located in non-native habitat to ensure that no native habitat is removed. In addition, the site shall not be located within 100 feet of existing or proposed residential lots or other areas landscaped with non-native vegetation to minimize the potential for encroachment of non-native understory plants and the potential for over-watering. To ensure that the restoration site is not later subject to fuel modification actions, a map of the proposed restoration shall be submitted to the Fire Marshall for approval as part of the site selection process.</li> <li><b>Selection of Plant Palettes:</b> The plant palette shall include coastal live oaks as well as understory and early-successional species appropriate for an oak tree replacement area.</li> <li><b>Quantities, Container Sizes, Planting Patterns, Origins:</b> Seed quantities, plant container sizes, and planting patterns shall be specified, as appropriate. To the extent feasible, plants and seeds used in the restoration plans shall be collected from the project site or within a five-mile vicinity of the project site.</li> <li><b>Timing:</b> Seeding and planting should take place after the onset of the rainy season and prior to March 31. Seeding and planting of oak habitats outside of this window generally stands a high probability of failure.</li> <li><b>Mycorrhizal Fungi:</b> In order to improve the ability of the planted material to compete with non-native forbs and grasses, mycorrhizal inoculum shall be specified for all container plants known to benefit from this symbiotic association.</li> <li><b>Site Preparation:</b> This will specify soil requirements (e.g., soil type, compaction, etc.) and weed control prior to planting (if needed).</li> </ol>	Prior to removal of an oak tree on the project site	Community Development Department		

<p>BIO-7: A deed restriction shall be placed on the project property to ensure that the existing oak trees are maintained in compliance with the City of La Verne Tree Preservation Ordinance, in perpetuity. These provisions shall, at a minimum, establish methods for tree irrigation, maintenance and monitoring. Monitoring shall be conducted by an oak tree specialist, approved by the City Community Development Director, for a minimum of five years and shall be reported at least annually to the City.</p>	<p>Prior to issuance of certificate of occupancy</p>	<p>Community Development Department</p>		
<p><b>CULTURAL RESOURCES</b></p>				
<p>CUL-1: A qualified archaeological/paleontological monitor shall be present to salvage cultural (archaeological/paleontological) resources if any resources are found during earthmoving activities. Arrangements to monitor grading and salvage cultural resources shall be made at a pre-grade meeting between the monitor, grading contractor, Planning project manager, and Building Official. The monitor shall have the authority to halt and redirect grading activities to allow removal of specimens. The monitor shall be responsible for specimen preparation, curation and reporting to the Archeological Information Center at the University of California, Los Angeles (UCLA). This requirement may be waived if the curator of the Archeological Information Center at UCLA, or other regionally recognized authority, states in writing that such monitoring is not warranted, or if it can be proven to the satisfaction of the Community Development Director that the monitoring is not warranted.</p>	<p>Prior to issuance of any grading permit.</p>	<p>Community Development Department</p>		
<p>CUL-2: If human remains are encountered during earth removal or disturbance, all activity within the area of the find shall cease immediately and the County Coroner shall be contacted, pursuant to Public Resources Code Section 5097.98. No further disturbance shall occur within the area of the find until the County Coroner has determined origin and disposition. If the remains are determined to be prehistoric, the Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendent (MLD). With the permission of the landowner or his/her authorized representative, the descendent may inspect the site of the discovery. The descendent shall complete the inspection within 24 hours of notification by the NAHC. Reasonable recommendations of the MLD regarding scientific removal and nondestructive analysis of human remains and items associated with Native American burials shall be observed.</p>	<p>During project grading or construction activities</p>	<p>Community Development Department</p>		

## **SOURCES CITED IN EVALUATION OF ENVIRONMENTAL IMPACTS:**

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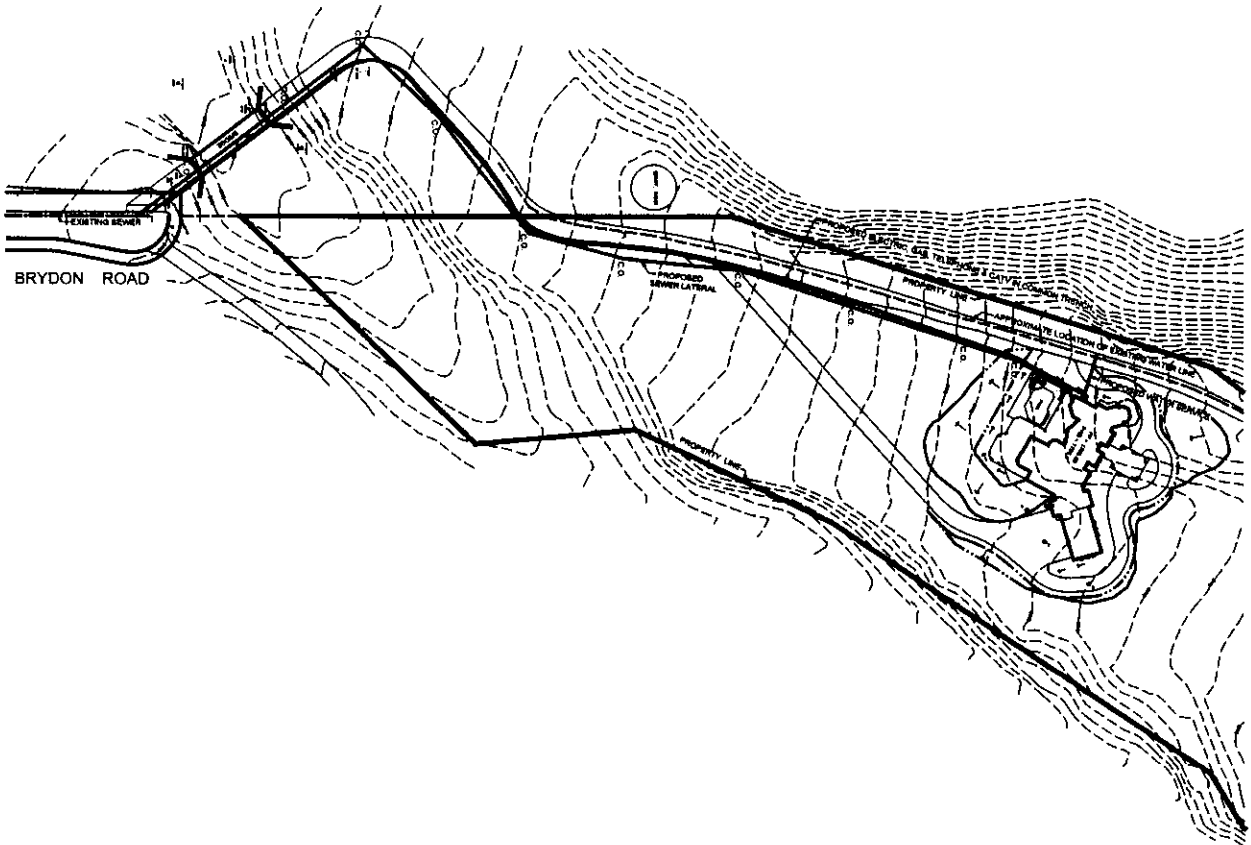
Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents outlined below are hereby incorporated by reference, and the pertinent material is summarized throughout this Initial Study where that information is relevant to the analysis of impacts of the proposed project. All documents incorporated by reference are available for review at the City of La Verne Community Development Department, 3660 "D" Street, La Verne, California 91750-3599. The office hours are Monday through Thursday between 8:00 a.m. and 6:00 p.m.

1. *City of La Verne General Plan* (current)
2. *Zoning Code of the City of La Verne* (current)
3. *CEQA Implementing Procedures*, City of La Verne (current)
4. *Arborist Report for Hipwell Property*, Jim Borer, Certified Arborist #496 (September 7, 2006)
5. *Biological Assessment for Hipwell Property*, Jones & Stokes (July 20, 2006)
6. *Preliminary Geotechnical Investigation for the Proposed Hipwell Residence and Bridge*, LGC Inland, Inc. (October 6, 2006)

## **LIST BELOW THE PERSON OR PERSONS WHO PREPARED OR PARTICIPATED IN THE PREPARATION OF THE INITIAL STUDY:**

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1. Environmental Consultant: Joann Lombardo, Comprehensive Planning Services
2. City Staff: Alex Ramirez, Principal Planner



SCALE 1" = 40'

# UTILITY SITE PLAN

7501 BRYDON ROAD

OWNER  
MR. JUSTIN GREG HENWELL  
P.O. BOX 3967  
LA VERNE, CA 91790

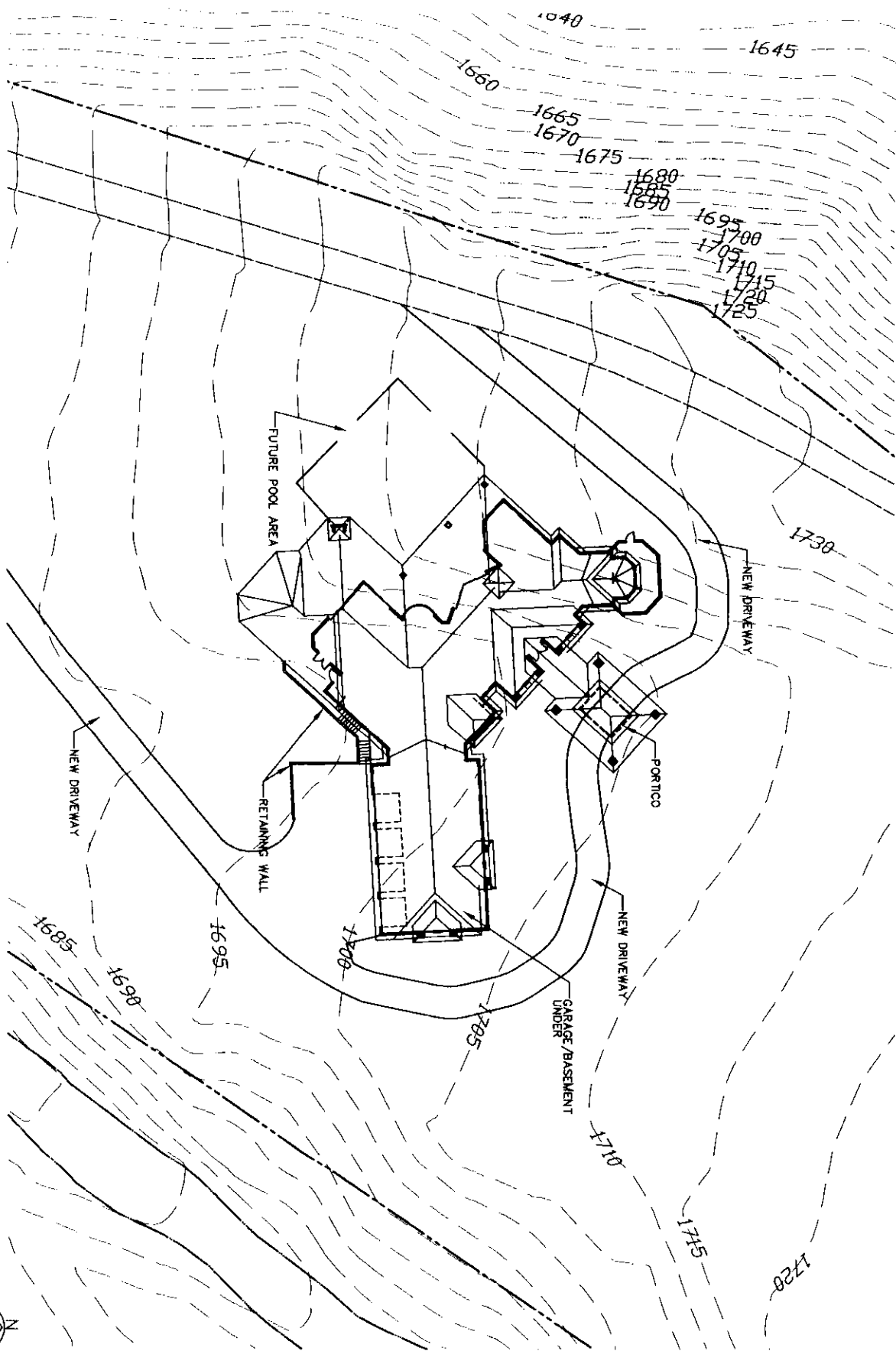
## ATTACHMENT E



GILBERT ENGINEERING COMPANY, INC.

10000 E. 10TH AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1111  
FAX: 303.751.1112  
WWW.GILBERTENGINEERING.COM

SCALE: 1"=30'



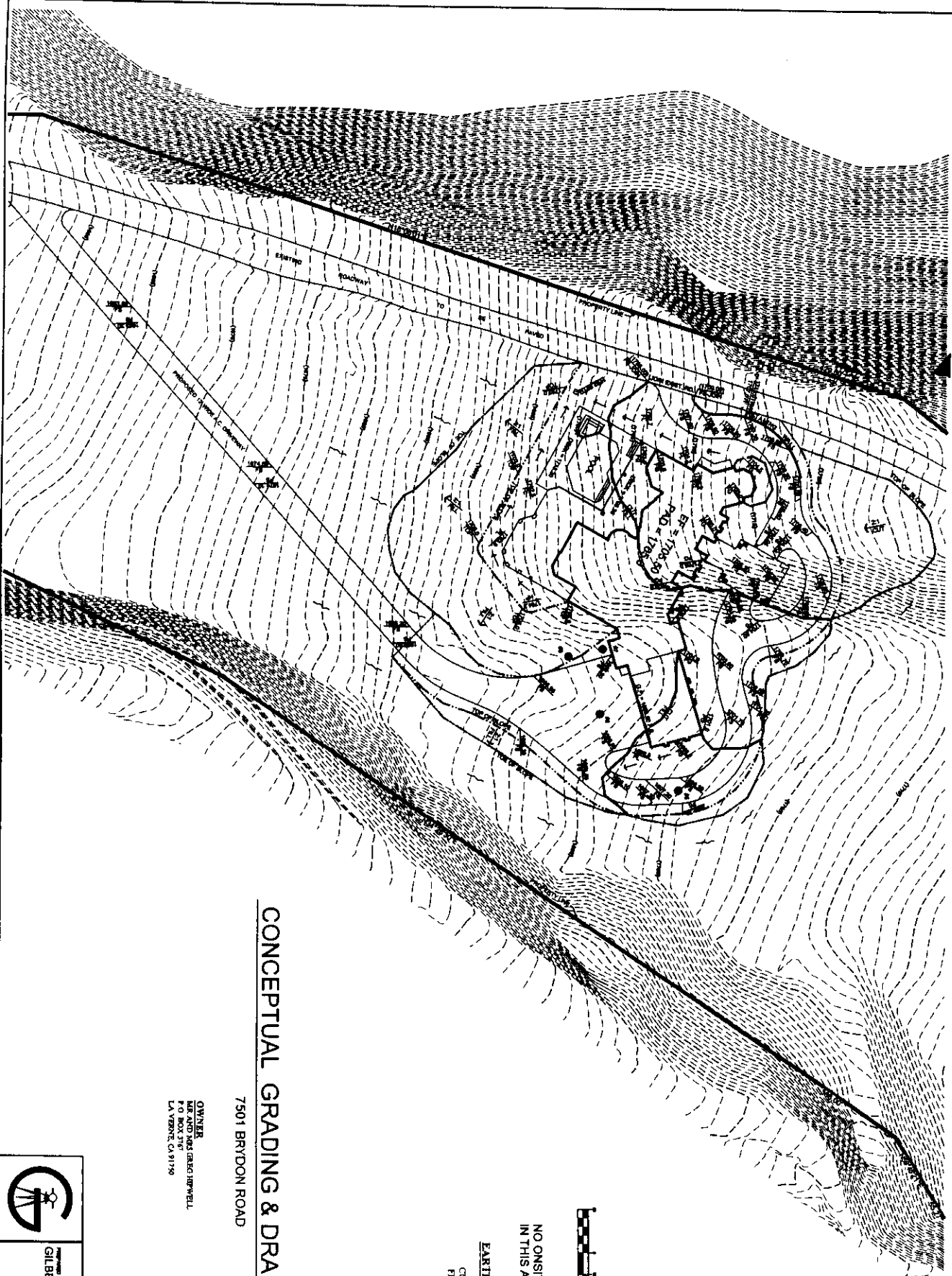
## HIPWELL RESIDENCE

LA VERNE, CALIFORNIA 91750

TEL: 909-239-8083



**JOE A. RAMOS**  
AIA, Architect  
Architecture/Planning  
Interior/CADD  
2075 N. First Ave.  
Upland, CA 91784  
(909) 981-3171  
Voice/Fax  
jramos.architect@aol.com



# CONCEPTUAL GRADING & DRAINAGE PLAN

7501 BRYDON ROAD

OWNER:  
MARTIN M. GREGG (GREGG HILL)  
P.O. BOX 215  
LA VERNE, CA 91790

## EARTHWORK QUANTITIES

CUT 2210 CY  
FILL 3655 CY

NO ONSITE DRAINAGE COURSES  
IN THIS AREA OF THE PROPERTY



GILBERT ENGINEERING COMPANY, INC.

21500 E. 1st Ave., Suite 200  
La Brea, CA 90038  
Tel: (310) 441-1111  
Fax: (310) 441-1112  
www.gilberteng.com